

MISSION GROVE APARTMENTS

PR-2022-001359

(GENERAL PLAN AMENDMENT, SPECIFIC PLAN AMENDMENT, REZONE, DESIGN REVIEW, TENTATIVE PARCEL MAP, ENVIRONMENTAL IMPACT REPORT)

Community & Economic Development Department

City Council

December 3, 2024

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BACKGROUND



September 14, 2023 – Riverside Airport Land Use Commission (ALUC) found the project to be inconsistent with the March Air Reserve Base (MARB) Land Use Compatibility Plan
o Applicant appealed ALUC's determination to City Council



July 18, 2024 – Planning Commission recommended approval of the project



August 20, 2024 – City Council directs Staff to send Findings for Overrule to ALUC and Department of Transportation Aeronautics for review

December 3, 2024 – City Council determination of ALUC appeal and overrule, EIR Overrides and project entitlements

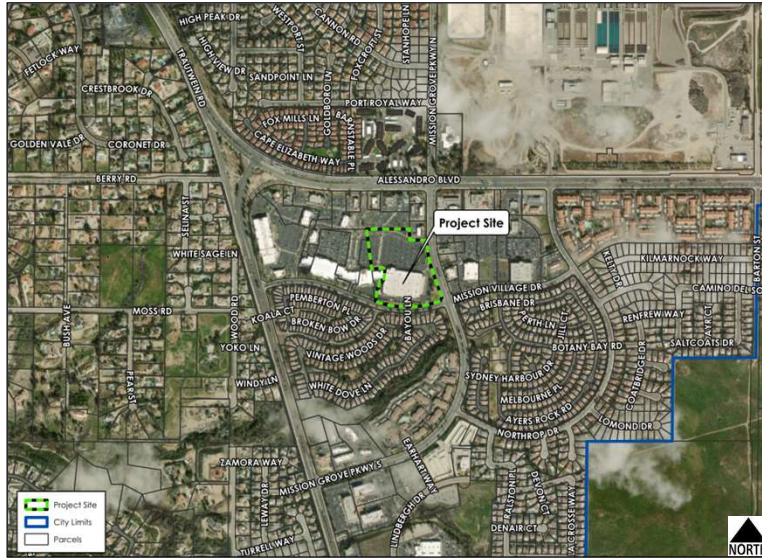


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LOCATION MAP

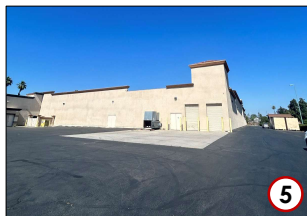


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SITE PHOTOS



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SITE PHOTOS



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EXISTING AND PROPOSED GENERAL PLAN LAND USE



EXISTING

PROPOSED

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EXISTING AND PROPOSED SPECIFIC PLAN



EXISTING

PROPOSED

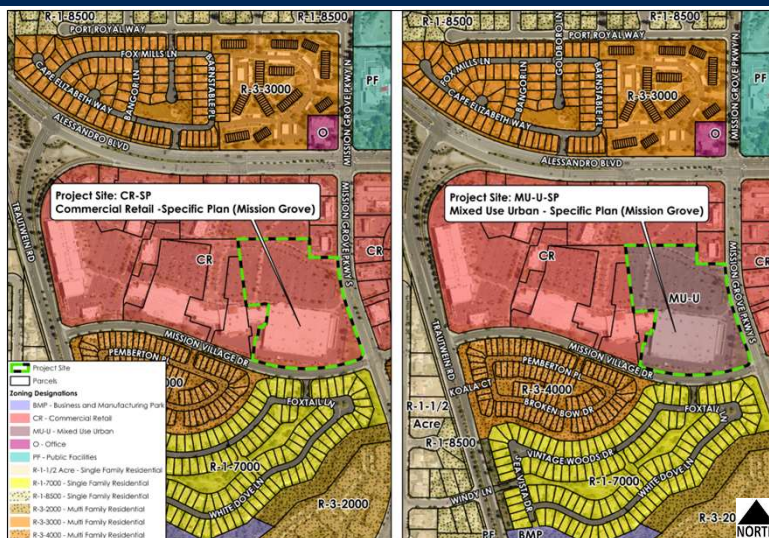
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EXISTING AND PROPOSED ZONING



EXISTING

PROPOSED

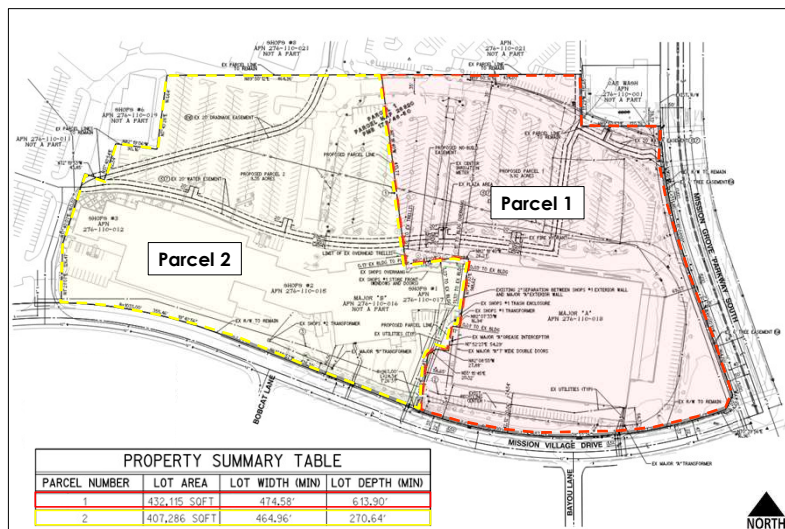
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TENTATIVE PARCEL MAP (TPM 38598)



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SITE PLAN



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RESIDENTIAL RENDERINGS



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RESIDENTIAL RENDERINGS



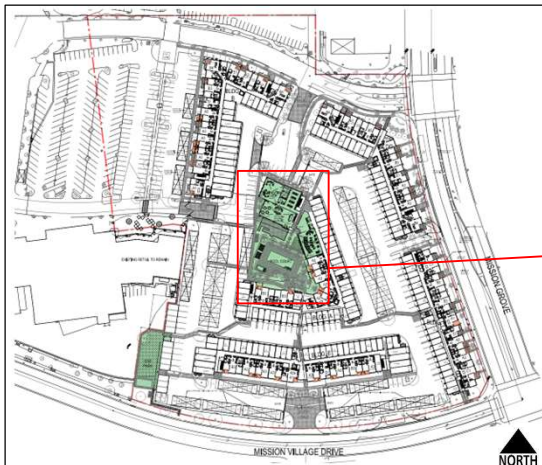
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OPEN SPACE PLAN



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CONCEPTUAL LANDSCAPE PLAN

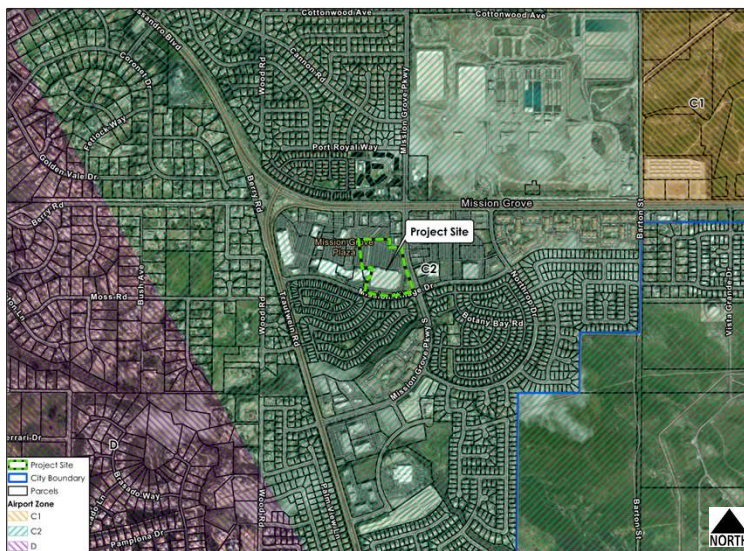


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AIRPORT LAND USE COMPATIBILITY ZONES



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ALUC OVERRULE



Pursuant to California Government Public Utilities Code section 21676 the City Council has the authority to overrule ALUC's determination based upon the findings that the:

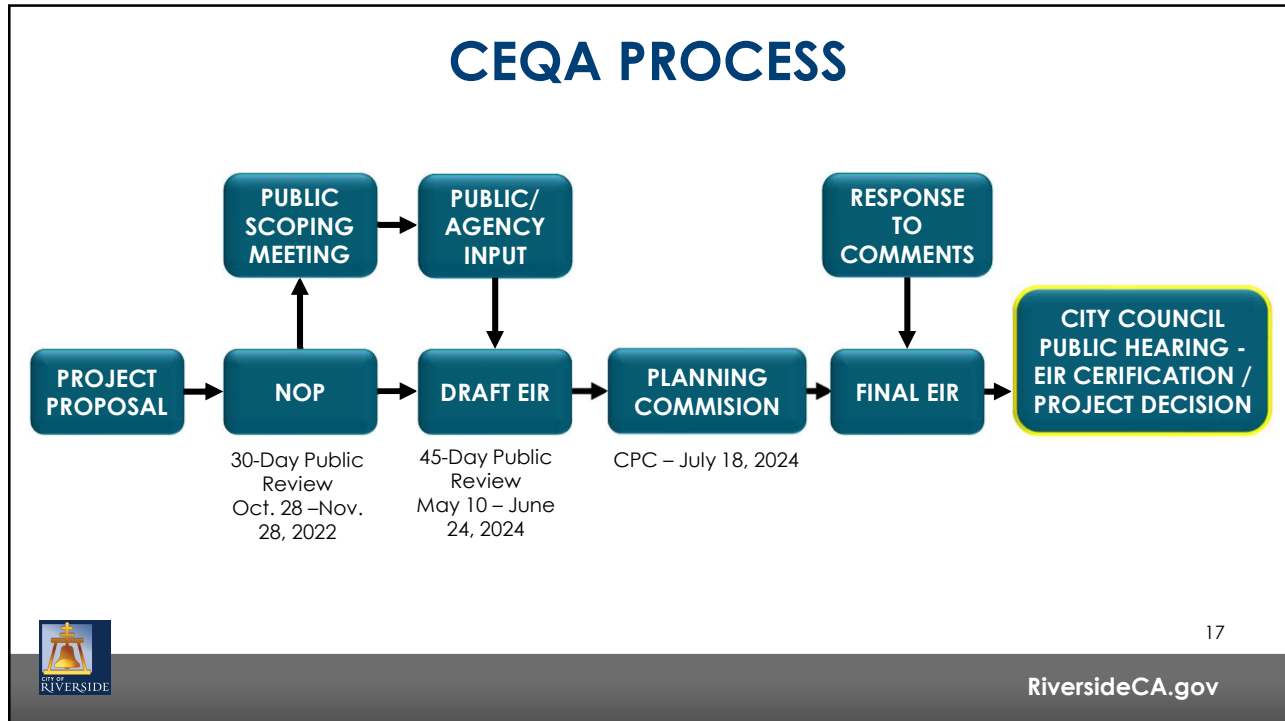
1. Project will not affect the orderly expansion of the March Air Reserve Base; and
2. The project minimizes the public's exposure to excessive noise and safety hazards around the March Air Reserve Base.



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ENVIRONMENTAL IMPACT REPORT

With the exception of the following sections, all impacts related to the proposed project have been identified as less than significant in the Environmental Impact Report:

- Hazards & Hazardous Materials - Implementation of the Project will result in inconsistency with Riverside County Airport Land Use Commission policies.
- Land Use/Planning - Implementation of the Project will cause impacts to Land Use and Planning related to Airport Land Use Policy.
- Transportation - Implementation of the Project will result in continued unacceptable Levels of Service (LOS) for the eastbound connector roadway between California Avenue to Arlington Avenue. This is a cumulative impact and not a project specific impact.

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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 2- Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

Cross-Cutting Threads

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RECOMMENDATIONS

That the City Council:

1. Approve and Adopt the attached Resolution making specific findings overruling Riverside County Airport Land Use Commission's finding of inconsistency with March Air Reserve Base Land Use Compatibility Plan, and if in agreement, adopt the Resolution to Overrule Riverside County Airport Land Use Commissions determination.

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RECOMMENDATIONS

If the Resolution overruling Riverside County Airport Land Use Commission is adopted, then the City Council shall:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Mission Grove Apartments development, and finding that the Final Environmental Impact Report:
 - a. Has been completed in compliance with the California Environmental Quality Act;
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
 - c. Reflects the City's independent judgment and analysis and making certain findings of fact.



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RECOMMENDATIONS

2. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;
3. Adopt the Statement of Overriding Considerations, related to hazards, land use & planning and transportation, attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;
5. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report;
6. Reject all late comments as untimely;



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RECOMMENDATIONS

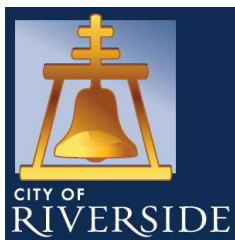
- 7. Uphold the applicants appeal of the Riverside County Airport Land Use Commission;
- 8. Adopt the attached Resolutions amending the General Plan Land Use Designation and the Mission Grove Specific Plan ;
- 9. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map; and
- 10. Approve Planning Cases PR-2022-001359 – General Plan Amendment, Specific Plan Amendment, Rezone, Parcel Map, Design Review, and Environmental Impact Report based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.



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Community & Economic Development Department

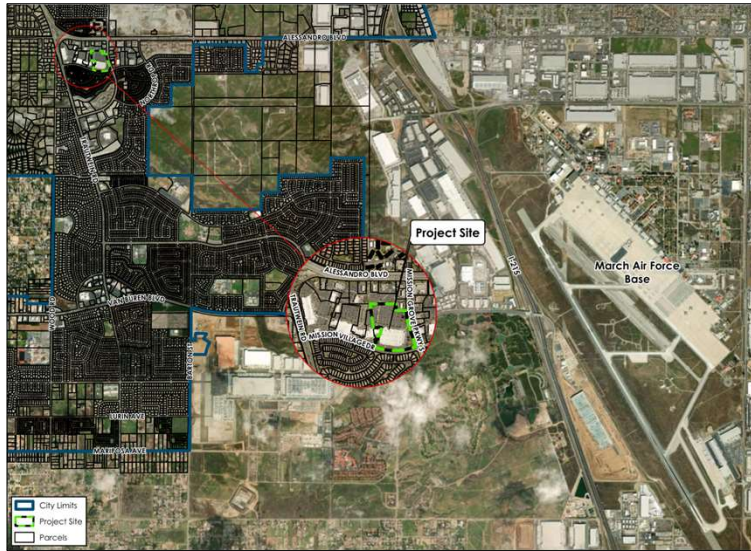
City Council

December 3, 2024

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LOCATION CONTEXT (FOR REFERENCE ONLY)

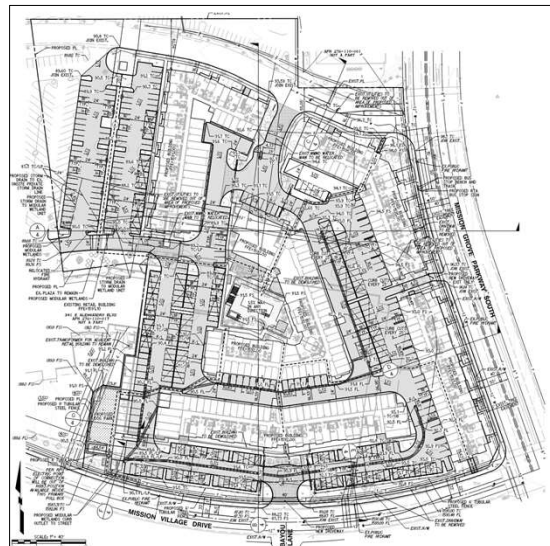


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GRADING PLANS (FOR REFERENCE ONLY)

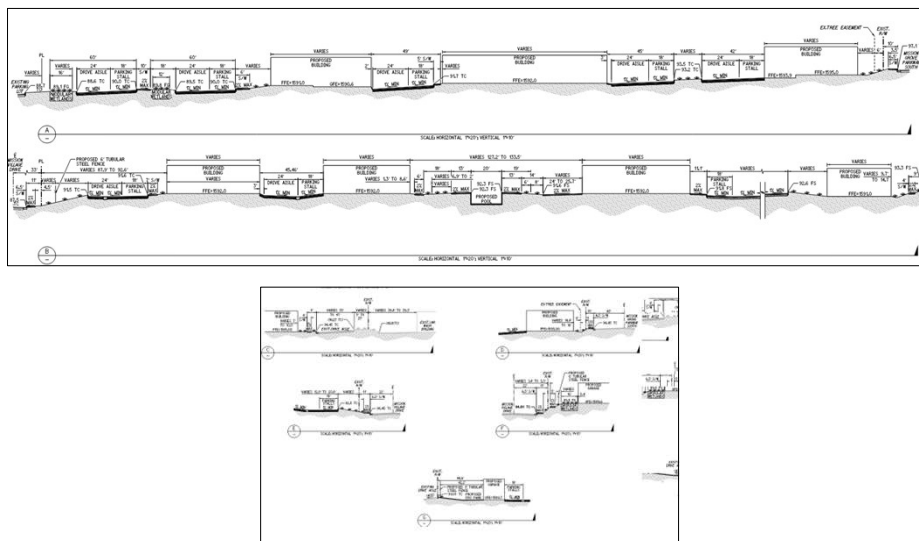


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CROSS SECTIONS (FOR REFERENCE ONLY)

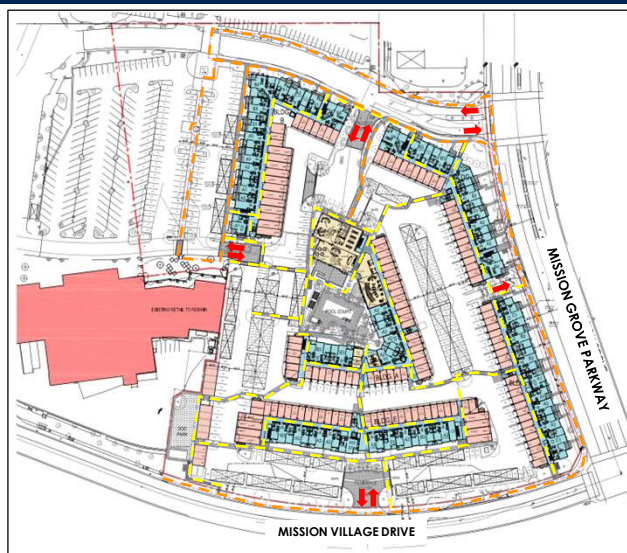


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SITE PLAN (FOR REFERENCE ONLY)



LEGEND

- RESIDENTIAL PARKING GARAGE
- RESIDENTIAL APARTMENTS
- RESIDENTIAL AMENITY SPACE
- EXISTING RETAIL
- RESIDENTIAL PEDESTRIAN PATH OF TRAVEL
- PUBLIC PEDESTRIAN PATH OF TRAVEL



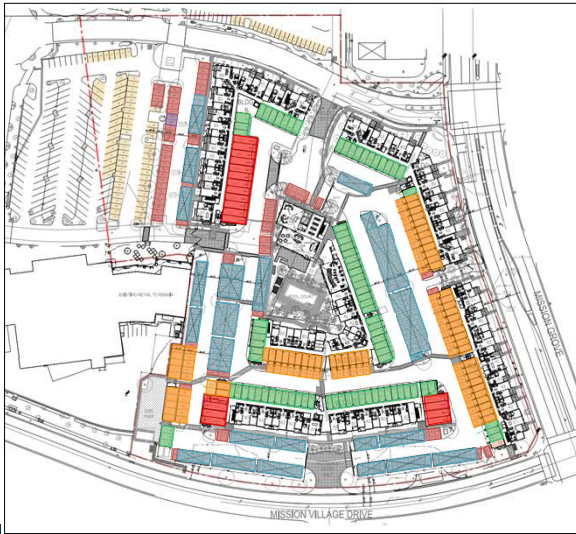
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PARKING ALLOCATION (FOR REFERENCE ONLY)



- Dedicated Standard Stalls – 67 Spaces
- Dedicated Carports – 204 Spaces
- Dedicated Compact Stalls – 2 Spaces
- Dedicated 1-Car Garage – 84 Spaces
- Dedicated 1-Car Garage + Tandem Stall – 116 Spaces
- Dedicated 2-Car Tandem Garage – 40 Spaces
- Shared Parking – 91 Spaces

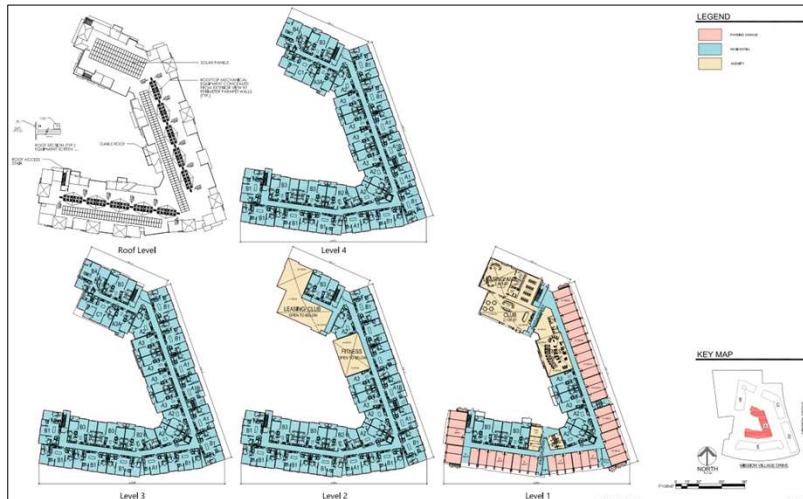


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ROOF/FLOOR PLANS – BUILDING A (FOR REFERENCE ONLY)

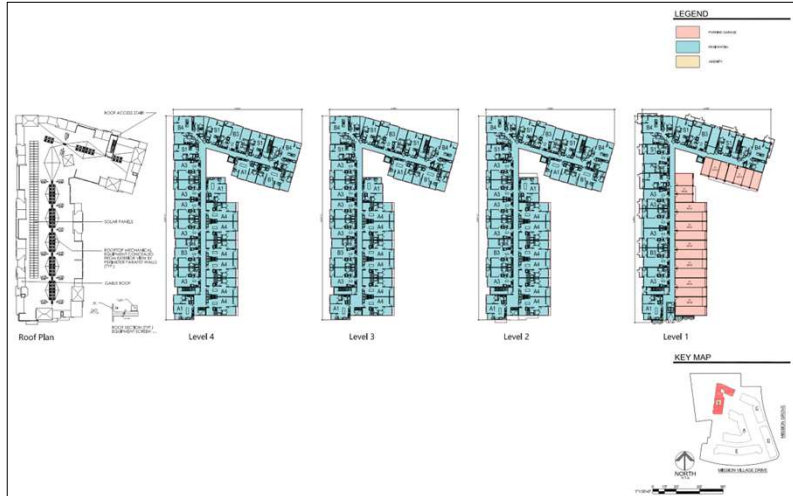


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ROOF/FLOOR PLANS – BUILDING B (FOR REFERENCE ONLY)



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ROOF/FLOOR PLANS – BUILDING C (FOR REFERENCE ONLY)

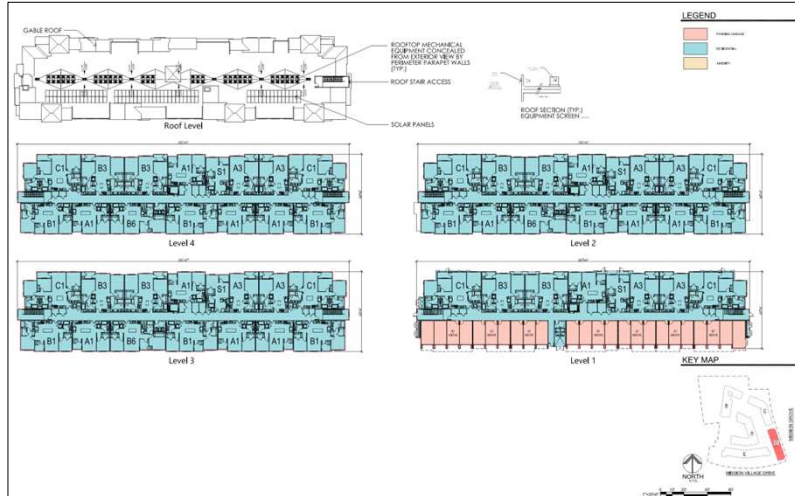


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ROOF/FLOOR PLANS – BUILDING D (FOR REFERENCE ONLY)



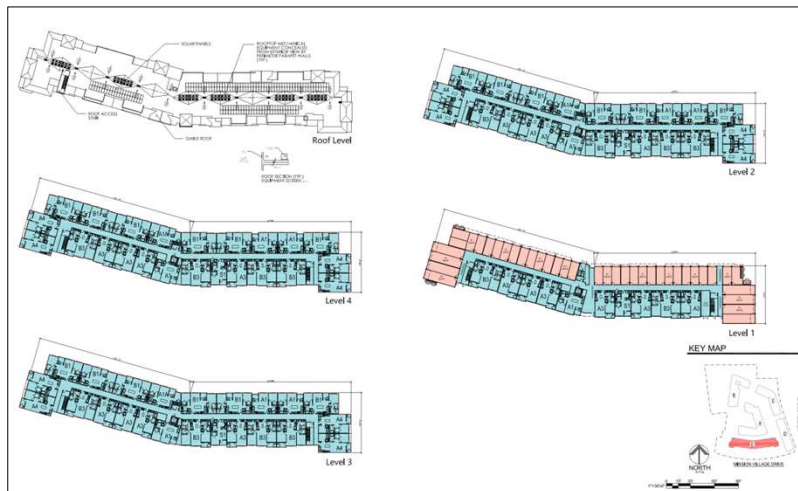
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ROOF/FLOOR PLANS – BUILDING E (FOR REFERENCE ONLY)



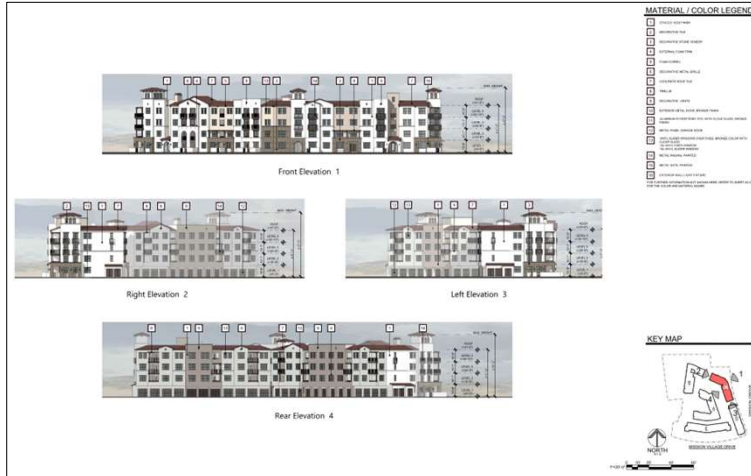
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BUILDING C ELEVATIONS (FOR REFERENCE ONLY)

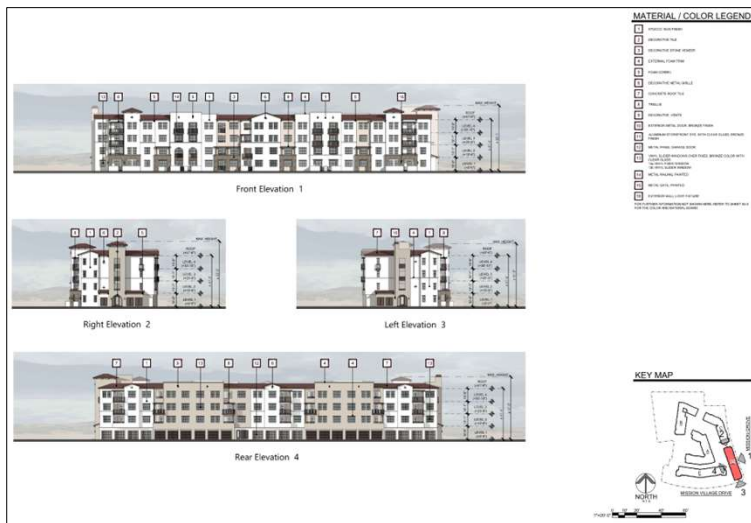


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BUILDING D ELEVATIONS (FOR REFERENCE ONLY)



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BUILDING E ELEVATIONS (FOR REFERENCE ONLY)

Front Elevation 1

Right Elevation 2 Left Elevation 3

Rear Elevation 4

MATERIAL / COLOR LEGEND

- 1 Sherwin Williams Pure White SW7005
- 2 Sherwin Williams Amazing Gray SW7064
- 3 Sherwin Williams Swatch Book SW609
- 4 Sherwin Williams Iron Ore SW7069
- 5 Omega Buco Stone Tiles 1/2" x 3/4" x 12" x 12" (to match front facade)
- 6 Replicated Metal Railing (to match front facade)
- 7 Eagle Roofing Concrete Roof Tiles (to match front facade)
- 8 Algor Vinyl Windows/Doors (to match front facade)
- 9 Vetro Floor Tiles, 24" x 24" (to match front facade)
- 10 Decorative Iron Detail
- 11 Ceramic Tiles at Building Entries
- 12 Decorative Tiles at Balconies

KEY MAP

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MATERIAL SAMPLE BOARD (FOR REFERENCE ONLY)

1 Sherwin Williams Pure White SW7005

2 Sherwin Williams Amazing Gray SW7064

3 Sherwin Williams Swatch Book SW609

4 Sherwin Williams Iron Ore SW7069

5 Omega Buco Stone Tiles 1/2" x 3/4" x 12" x 12" (to match front facade)

6 Replicated Metal Railing (to match front facade)

7 Eagle Roofing Concrete Roof Tiles (to match front facade)

8 Algor Vinyl Windows/Doors (to match front facade)

9 Vetro Floor Tiles, 24" x 24" (to match front facade)

10 Decorative Iron Detail

11 Ceramic Tiles at Building Entries

12 Decorative Tiles at Balconies

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SCOPE OF DRAFT EIR ANALYSIS

Analysis addressed in the EIR includes:

- Aesthetics*
- Agriculture and Forestry Resources
- Air Quality*
- Biological Resources*
- Cultural Resources*
- Energy*
- Geology and Soils*
- Greenhouse Gas Emissions*
- Hazards & Hazardous Materials
- Hydrology and Water Quality*
- Land Use and Planning
- Mineral Resources
- Noise*
- Population & Housing*
- Public Services*
- Recreation*
- Transportation
- Tribal Cultural Resources*
- Utilities & Service Systems*
- Wildfire*

* Sections of the EIR listed above have been identified as less than significant or reduced to less than significant with mitigation.



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